

004.A

0004

0088.0

Map

Block

Lot

1 of 1
CARDResidential
ARLINGTONAPPRAISED:
USE VALUE:
ASSESSED:Total Card / Total Parcel
957,900 / 957,900
957,900 / 957,900
957,900 / 957,900
Patriot
Properties Inc.
PROPERTY LOCATION

No	Alt No	Direction/Street/City
88		MILTON ST, ARLINGTON

OWNERSHIP	Unit #:	2
Owner 1: ERBACH JASON & RACHEL L		
Owner 2:		
Owner 3:		

Street 1: 88 MILTON STREET UNIT #2	
Street 2:	

Twn/City: ARLINGTON	
St/Prov: MA	Cntry:
Postal: 02474	Type:

PREVIOUS OWNER
Owner 1: MIASOFI LLC -
Owner 2: -

Street 1: 9 RICHFIELD RD	
Twn/City: ARLINGTON	
St/Prov: MA	Cntry:

Postal: 02474	
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NARRATIVE DESCRIPTION	
This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1925, having primarily Wood Shingle Exterior and 2007 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 3 Bdrms.	

OTHER ASSESSMENTS
Code Descrip/No Amount Com. Int

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
102	0.000	957,900			957,900		316010
							GIS Ref
							GIS Ref
							Insp Date
							05/15/18

Total Card	0.000	957,900		957,900	Entered Lot Size
Total Parcel	0.000	957,900		957,900	Total Land:
Source:	Market Adj Cost	Total Value per SQ unit /Card:	477.28	/Parcel: 477.28	Land Unit Type:

Total Card / Total Parcel
957,900 / 957,900
957,900 / 957,900
957,900 / 957,900

!16059!

PRINT	
Date	Time
12/30/21	21:50:49
LAST REV	
Date	Time
11/15/19	14:07:34
apro	
16059	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

ACTIVITY INFORMATION	
Date	Result
5/15/2018	Measured
3/2/2016	Sales Review
1/5/2015	NEW CONDO
Sign:	VERIFICATION OF VISIT NOT DATA

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	7309																

Total AC/Ha: 0.00000

Total SF/SM: 0

Parcel LUC: 102 Condo

Prime NB Desc CONDO

Total:

Spl Credit

Total:

2023

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - ArchiveProArling

apro

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH							
Type: 99 - Condo Conv				Full Bath: 2	Rating: Very Good														
Sty Ht: 1T - 1 & 3/4 Sty				A Bath:	Rating:														
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:														
Foundation: 2 - Conc. Block				A 3QBth:	Rating:														
Frame: 1 - Wood				1/2 Bath:	Rating:														
Prime Wall: 1 - Wood Shingle				A HBth:	Rating:														
Sec Wall:	%			OthrFix:	Rating:														
Roof Struct: 1 - Gable				OTHER FEATURES															
Roof Cover: 1 - Asphalt Shgl				Kits: 1	Rating: Very Good			1st Res Grid	Desc: Line 1	# Units: 1									
Color: GREY				A Kits:	Rating:			Level	FY LR DR D K FR RR BR FB HB L O										
View / Desir:				Frpl:	Rating:			Other											
GENERAL INFORMATION				WSFlue:	Rating:			Upper											
				CONDOS INFORMATION				Lvl 2											
								Lvl 1											
								Lower											
								Totals	RMs: 5	BRs: 3	Baths: 2	HB							
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN							
				Phys Cond: VG - Very Good	4.6 %	Exterior:	No Unit	Interior:	RMS	BRs:	FL								
				Functional:	%		1		5	3									
				Economic:	%	Additions:													
				Special:	%	Kitchen:													
				Override:	%	Baths:													
				Total:	4.6 %	Plumbing:													
				CALC SUMMARY				Electric:											
								Heating:											
								General:											
				COMPARABLE SALES				Totals											
				Basic \$ / SQ: 305.00		Rate	Parcel ID	Typ	Date	Sale Price									
				Size Adj.: 1.17316890															
				Const Adj.: 0.98000199															
				Adj \$ / SQ: 350.661															
				Other Features: 90000															
				Grade Factor: 1.10															
				NBHD Inf: 1.14999998															
				NBHD Mod:															
				LUC Factor: 1.00															
				Adj Total: 1004127															
				Depreciation: 46190															
				Depreciated Total: 957937															
				WtAv\$/SQ:		AvRate:		Ind.Val:											
				Juris. Factor: 1.00															
				Special Features: 0		Before Depr:	443.59												
				Final Total: 957900		Val/Su Net:	477.28												
						Val/Su SzAd:	477.28												
MOBILE HOME				Make:		Serial #:		Year:		Color:									
SPEC FEATURES/YARD ITEMS				PARCEL ID								004.A-0004-0088.0							
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value		
More: N				Total Yard Items:				Total Special Features:				Total:							

UnSketched SubAreas:
GLA: 2007,

IMAGE **AssessPro Patriot Properties, Inc**